

**Regular Meeting – Plan Commission/Zoning Board of Appeals  
Carol Stream Fire Protection District Station 28, DuPage County,  
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon  
July 23, 2018.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. Chairman Parisi directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Dave Creighton, John Meneghini, Frank Petella, Dee Spink, Charlie Tucek, and Chairman Parisi

Absent: Commissioner Christopher

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from the DuPage County Court Reporters.

**MINUTES:**

Commissioner Creighton moved and Commissioner Spink seconded the motion to approve the minutes of the meeting of June 25, 2018.

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Petella, Spink, Tucek, and Chairman Parisi

Nays: 0

Abstain: 1 Commissioner Meneghini

Absent: 1 Commissioner Christopher

**PUBLIC HEARING**

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Spink moved and Commissioner Petella seconded the motion.

The motion was passed by unanimous vote.

**Case #18-0013 – LA Fitness – 470 E. North Avenue**

Amendment to a Special Use for a Planned Unit Development  
Final PUD Plan Approval  
Gary/North Avenue Corridor Review

Chairman Parisi swore in Scott Pritchett, ARSA Architects, 1411 W. Peterson Avenue, Park Ridge, IL, 60068, and Robertino Presta, Carol Stream Market Place, 520 S Schmale, Carol Stream, IL, 60188.

Mr. Pritchett stated that he is the architect for ARSA and is representing Caputo's and Carol Stream Marketplace, regarding the proposed LA Fitness. He introduced Robertino Presta from Caputo's, Gary Collins of Fitness International for LA Fitness, and Joe Lewis from SpaceCo Engineering, for civil engineering.

Mr. Pritchett referred to the site plan and stated that the Carol Stream Market Place is at the southwest corner of North Avenue and Schmale Road. He stated that the PUD was presented to the Village in 2012, and that it currently houses the Caputo's retail grocery store, their corporate offices, commissary, and distribution facilities, and that there are two retail buildings at the northwest corner of the property.

Mr. Pritchett stated that the next proposed business for the PUD is LA Fitness. He stated that the building will be located along North Avenue at the far west end of the Carol Stream Market Place development. He stated that the entry of the building will face east toward Schmale Road, and into the Carol Stream Market Place development and the parking lot for the LA Fitness building, which is directly in front of it.

Mr. Pritchett stated that the building will be a one story, 34,000 s.f. building, and the parking lot will have 251 spaces, which is seven spaces less than required, and requires final PUD approval.

Mr. Pritchett referred to the landscape plan, and stated that there will be landscaping along North Avenue, around the building and throughout the parking lot, and will conform to the North Avenue Corridor requirements.

Mr. Pritchett referred to the building floor plan, and stated that the building will provide full state of the art equipment package, group exercise area, cycling area, a 75 foot lap pool and spa, full service locker rooms, and a kids club with babysitting services.

Mr. Pritchett stated that the building would be constructed of precast concrete panels, similar to Caputo's, and steel framing. He stated that the panels would include simulated brick appearance at the base to blend with the existing buildings in the development. He stated that the building would be accented with an aluminum storefront and windows with metal surrounds, accent panels and awnings.

Mr. Pritchett stated that the building would have two vertical towers at the east and north sides of the building, which would be clad in a simulated wood finish, and would provide the backdrop for the LA Fitness identification signs. He stated that the signs would be internally illuminated individual letters. He stated that the signs are 40 inches and would require final PUD approval.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking approval to an amendment to a Special Use permit for a PUD, along with final PUD plan approval, and North Avenue Corridor review for a proposed LA Fitness to be located at 470 E. North Avenue, which is the western most outlot of the Carol Stream Market Place. He stated that in 2006, the Village Board adopted an ordinance which approved Special Use permits for a PUD and a shopping center, and rezoned a portion of the property that fronted North Avenue, leaving the remainder of the property industrial, and also approved a preliminary PUD plan.

Mr. Farace stated that the former McKessen Corporation vacated their building in 2009, and a few years later, Caputo's Fresh Markets acquired the entire site and began redevelopment, with Caputo's in the main 70,000 s.f. building. He stated that to the north and east are the outlots, which are zoned for commercial development. Mr. Farace stated that, initially, there were going to be smaller outlot buildings where the 34,000 s.f. building will be placed.

Mr. Farace referred to the site plan and stated the building would be on the far west side of the site, with 251 parking spaces located on the east side of the property. He stated that access would be provided by existing curb cuts along North Avenue, to the east and to the west, with drive aisles throughout the site.

Mr. Farace stated that the initial PUD plan illustrated a fire lane and landbanked parking spaces to the west, behind the Caputo's building. He stated that there was a condition as part of initial plan from 2012 that indicated that the fire lane and landbanked parking be constructed when outlot construction began. He stated that Staff looked at this in conjunction with LA Fitness to determine if this was the time to construct the fire land and landbanked parking. He stated that the Carol Stream Fire Protection District was consulted, and indicated that they were ok with waiting on the construction of the fire lane and that the parking numbers did not require construction of landbanked parking. Mr. Farace also stated that there is a condition of approval that reserves the right that, in the event of a parking shortage, the landbanked parking be developed.

Mr. Farace referred to the landscape plan and stated that the requirements along North Avenue and Gary Avenue are stringent and that there is a point system based on the frontage of a property for setback and screening requirements of a parking lot, as well as landscape requirements within the parking lot, usually in the form of islands, and buffering of adjacent properties. He stated that the plan exceeds the requirements.

Mr. Farace stated Staff recommended a smaller ground sign be removed and that the space be filled in with additional landscaping to complete parking lot screening.

Mr. Farace stated that the dominant material on the exterior of the building would be off white precast concrete panels with taller features with a faux wood finish, along with curtain wall window systems along the sides of the building, and decorative canopies over the windows. He stated that the sides of the building have a modern look, but that Staff is concerned with the materials.

Mr. Farace referred to a slide showing the exterior of the smaller outlot buildings at the northeast corner of the development. He stated that the PUD plan approved buildings of masonry construction, with brick and stone detailing, and that what was going to be seen throughout the Carol Stream Market Place development.

Mr. Farace referred to a slide showing the LA Fitness building with the precast concrete panels and stated that it did not match with the architectural theme of the shopping center. He stated that Staff understands that there is a corporate look that LA Fitness is trying to achieve, but this location is in a shopping center with previously PUD approval, and that Staff would prefer to see more masonry material on the building. He stated that LA Fitness has tried to accommodate the request by adding a pattern to the panels on the lower part of the building, however, Staff feels that there should be more masonry, brick, and features that would emulate the style of existing buildings as is allowed in the original PUD plan agreement. He stated that future buildings will be constructed along Schmale Road, and that if an exemption is allowed at this time, there is the potential for an allowance for other types of building materials that could be constructed in the future.

Mr. Farace stated that there was a stipulation, based on the original PUD plan, that all wall signs be individual channel letter signs, and that the proposed LA Fitness sign meets that requirement, but that the maximum size of the letters be no more than 30 inches, and that LA Fitness is requesting 40 inches in height. He stated that the recommendation in the Staff Report is to reduce the size of the sign to 30 inches. He asked LA Fitness to explain why they could not meet that requirement.

Mr. Farace listed the requested exemptions, such as the parking reduction from 258 to 251 spaces, which Staff is comfortable with based on usage; building setback exemption, properties are generally required to be set back 100 feet from North Avenue, and that Staff is comfortable with supporting a setback of 48.5 feet; and exemption for the building elevations not matching the preapproved PUD plan, which Staff does not support.

Mr. Farace stated that Staff is supportive of the project overall, with the conditions listed at the end of the Staff Report.

Chairman Parisi asked for questions from the Commission.

Commissioner Tucek asked Mr. Farace if the parking, even with restrictions, met the loop type striping.

Mr. Farace stated that it did.

Commissioner Tucek asked if the elevations that Mr. Farace is looking for are new to Mr. Pritchett.

Mr. Pritchett stated that Staff recommendations were presented to Caputo's and they presented them to LA Fitness.

Commissioner Tucek asked if this submittal was their final offer.

Chairman Parisi stated that the Commission will decide if Staff recommendation will be sustained.

Commissioner Tucek asked if the mechanicals will be screened.

Mr. Pritchett stated that the mechanicals will be concealed.

Commissioner Petella asked for clarification as to what entails a fire lane and where it will be located, and if there could be a fire lane along with parking spaces.

Mr. Farace stated that a fire lane would be required if there was a concern from a life safety standpoint, such as if there was not adequate access for the Fire Department to get behind a building, which is not been a concern at this point.

Mr. Pritchett stated that all the parking spaces are already along a fire lane.

Chairman Parisi stated that usually the Carol Stream Fire Protection District will want access with a fire lane all the way around the building and, depending upon the Fire Marshal, around three sides so a fire could be fought from three elevations. He stated that the original PUD may have mandated a fourth lane, and it is just a lane.

Commissioner Spink stated that the project is beautiful and that the building should coincide with the other buildings, but that the 40 inch sign should be allowed.

Commissioner Meneghini stated that he is in agreement with Commissioner Spink's comment that the building should be consistent with the other buildings and the original PUD plan.

Commissioner Creighton asked Mr. Farace what Staff would like to see changed.

Mr. Farace stated that Staff understands that LA Fitness is trying to emulate the warehouse portion of the Caputo's building, which is an existing building that was retro fitted to accommodate all of the components of Caputo's. He stated that Staff would prefer to see newer buildings emulate the existing out lot buildings by using brick and stone detailing. He stated that Staff is not opposed to the building form, but suggested having other features to break up the flatness of the elevations on the South and west sides.

Commissioner Petella asked to see a slide of the whole front of the shopping center.

Mr. Farace explained that the two outlot buildings consisted of stone corner features and detailing, which break up the buildings, and the EIFS cornices. Mr. Farace showed a slide of the LA Fitness building for comparison.

Chairman Parisi asked if the cornices on the LA Fitness building were EIFS.

Mr. Pritchett stated that they were.

Commissioner Creighton stated that he Googled LA Fitness images and found all building types to be different.

Chairman Parisi stated that he agrees with Staff on the look of the building. He stated that there is no stone and the base is a precast concrete which is painted to look like brick. He stated that the building has four sides and that the west elevation is devoid of the brick form liner that's at the base, and that the west elevation is very prominent when traveling eastbound on North Avenue.

Chairman Parisi stated that the requirements of the North Avenue Corridor are in place to represent the impression of Carol Stream and that he would like to see stone on all four sides of the building so as to tie in with the rest of the development. He stated that he would like to see colors incorporated with the brick, and would not be opposed to precast instead of form liner with thin brick.

Chairman Parisi stated that he agrees with Commissioner Creighton from a branding standpoint. He stated that when he saw the application, he thought Carol Stream was getting a building like the Glendale Heights location and was surprised with the proposed building. He stated that he likes the accents for the towers, and that in summary, he would like to see the materials used on all four sides. He stated that he agrees with Staff recommendations to try to tie in with the rest of the PUD, as opposed to tying in with the precast buildings along North Avenue.

Chairman Parisi asked Mr. Farace about the logic between the 30 inch and the 40 inch signs.

Mr. Pritchett stated that, regarding the fire lane, there is a fire protection system that goes around the exterior of the building and there will be connections for the Fire Department, which may be why the Carol Stream Fire Protection District is ok with having no fire lane.

Mr. Pritchett stated that the architect for LA Fitness will have to deal with the south elevation wall being fire rated, which will limit the ability to put in windows. He referred to the Google street view of the far west end of the Caputo's building, noting that he worked with Mr. Presta to develop the original project, and that it was Mr. Presta's idea for the corner of his building to face the corner of North Avenue and Schmale Road, as pictured. He stated that the original vision for the PUD was to have small buildings along both streets, with the largest building being 10,000 s.f. to 15,000 s.f. along the lines of a Walgreens or CVS, and that the small buildings would reinforce the materials from the corner all the way down. Mr. Pritchett stated that the original vision didn't materialize. He stated that LA Fitness is set apart from the rest of the out lot buildings, closer to the corporate entrance to Caputo's that has precast panels and faux aluminum windows. He stated that LA Fitness' idea is that they are closer to the precast portion of the Caputo's building, a long way from the stone/masonry corner buildings, and they did blend a few things in.

Mr. Presta stated that the original intent was to have a couple of outlot buildings, and that the buildings on the corner are two 5,000 s.f. buildings, and that brick and stone make sense. He stated that they didn't envision a 35,000 s.f. building, and that the original vision was for retail. He stated that the LA Fitness building will not block the visibility of his store, 251 spaces in the parking lot will bring more people shopping, and it is creating a commercial spot out of an industrial area. He stated that any buildings built along Schmale Road will match the PUD plan.

Commissioner Tucek asked Mr. Farace what was on the other side of North Avenue, referring to the precast building.

Mr. Farace stated that the precast building is Dermody Properties building.

Mr. Pritchett referred back to the question about signage stating that a 30 inch sign would have been sufficient for small buildings with multiple tenants with signs along North Avenue and Schmale, however, with the size of the building being much larger than anticipated, larger signage is needed, and they are requesting only two 40 inch signs in an area that had the potential for a larger number of smaller signs. He stated that it is also for better visibility and proportion to the building.

Commissioner Spink asked Mr. Farace if there was discussion about why LA Fitness wanted to make the building the way it is.

Mr. Farace stated that Staff understood that it was a combination of LA Fitness' corporate look, the Caputo's building and the materials. He stated that Staff was looking at the original approvals that were granted and the materials that were approved. He stated that commercial buildings that were observed allowed brick and stone with EIFS detailing. He stated that the McKessen building was different because it was an existing building that was retrofitted. He stated that they are not opposed to having any precast material, but some form of masonry would give a tie in to the rest of the shopping center and still allow LA Fitness to achieve their look from a branding perspective.

Commissioner Creighton asked Mr. Farace if the building would have to meet North Avenue Corridor regulations if it were a stand-alone building.

Mr. Farace stated that they would ask for some masonry, maybe something at the lower portion as well. He stated that it was tricky because it is part of a PUD and there are PUD plans to take into consideration, as well as provisions within the code for properties along the North Avenue Corridor. Mr. Farace stated that industrial buildings are looked at differently than commercial buildings.

Commissioner Creighton asked to clarify the language in the PUD.

Mr. Farace stated that the outlot buildings should be of masonry materials, which is why they are asking for the exemption, and that if there was some masonry it would be a partial exemption. He stated that if there is any precast on the building then an exemption has to be requested.

Mr. Farace stated that he had only seen the color elevations, that this was the first time he had seen this particular rendering, and he wasn't as clear on the material on the tower feature. He stated that now that he has seen it, it will probably look nice.

Commissioner Petella asked if this was a part of TIF district.

Mr. Farace stated that it was.

Commissioner Petella asked who would own the building.

Mr. Presta stated that Caputo's would be the landlord and LA Fitness would be the builder.

Commissioner Petella asked if they could match the stone that is at the corner.

Chairman Parisi stated that this is the subjective part of the Commission that rarely comes across. He stated it is the Commission's subjective nature that the look of this building complies with the North Avenue Corridor regulations and in line with the recommendations that Staff is making from the PUD standpoint. He asked Mr. Farace if it would go to Village Board.

Mr. Farace stated that the North Avenue Corridor component does not go to Village Board.

Chairman Parisi stated that the decision lies within the Commission.

Chairman Parisi stated that he felt a building at the west end of the Caputo's was a godsend to that elevation. He stated that there is brick and stone in the out lots going around the corner and facing Schmale Road. He stated that it is his opinion that if the north elevation were to emulate the outlot buildings, it would enhance the property and block the precast Caputo's building. He stated that it could be done cost effectively. He stated that form liner around the entire building would be receptive and that it would meet the original intent of the PUD from a visual perspective. He stated that this was done at the Glendale Heights location. He stated that he agrees with design of the south elevation, but that the east, north, and west elevations are predominant. He stated that he understood the logic of the 40 inch letters versus the 30 inch letters, and could agree to the 40 inch letters based upon how far back the building is.

Commissioner Creighton stated that north elevation of the Caputo's building is different from the east elevation, and can see how tying into the north elevation makes sense, and referred to the rendering of the Caputo's building.

Commissioner Creighton proposed to amend to eliminate requirement #7, that the building elevation shall be revised to include additional masonry materials on all sides of the building, additional masonry details, such as stone cornices and sills and building recesses and projections on the west and south elevations.

Chairman Parisi suggested to separate and make the motion on the individual items.

Chairman Parisi asked for a motion to amend the Special Use permit for the PUD.

Commissioner Creighton moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Petella, Spink, Tucek, and Chairman Parisi

Nays: 0

Abstain: 1 Commissioner Meneghini

Absent: 1 Commissioner Christopher

The motion was approved.

This case will go before the Village Board of Trustees on Monday, August 6, 2018, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion for the final PUD plan.

Commissioner Creighton moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Petella, Spink, Tucek, and Chairman Parisi

Nays: 0

Abstain: 1 Commissioner Meneghini  
Absent: 1 Commissioner Christopher

The motion was approved.

This case will go before the Village Board of Trustees on Monday, August 6, 2018, at 7:30 PM for formal approval.

Commissioner Creighton moved to eliminate requirement #7. Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 2 Commissioners Creighton and Petella  
Nays: 3 Commissioners Spink, Tucek, Chairman Parisi  
Abstain: 1 Commissioner Meneghini  
Absent: 1 Commissioner Christopher

The motion did not carry.

Commissioner Creighton motioned to allow the exemption to go from a 30 inch sign height to a 40 in sign height. Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Petella, Spink, Tucek, Chairman Parisi  
Nays: 0  
Abstain: 1 Commissioner Meneghini  
Absent: 1 Commissioner Christopher

The motion was approved.

Chairman Parisi asked for a motion for the North Avenue Corridor Review including the exemption allowed for Item #6 to allow the 40 inch height for the signage as noted in the Staff Report.

Commissioner Creighton moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Creighton, Petella, Spink, Tucek.  
Nays: 1 Chairman Parisi  
Abstain: 1 Commissioner Meneghini



Absent: 1 Commissioner Christopher

The motion was approved.

**Case #18-0024 – IG Commercial – 775 Kimberly Drive**

Special Use Permit for Outdoor Activities and Operations –  
Parking of Trailers and Equipment

The Commission received memorandum stating that the applicant proposes to modify his application and has requested that the case be continued to the August 27, 2018. PC/ZBA Meeting.

**Case #18-0025 – NTA Precision Axle Corporation – 795 Kimberly Drive**

Special Use for Outdoor Activities and Operations –  
Installation of Air Compressors

Chairman Parisi swore in John McCormick, Account Manager for Air Technologies, 6630 Bartlett Street, Downers Grove, IL.

Mr. McCormick stated that they are asking the Village to allow placement of temporary unmanned storage facilities that would house compressed air equipment. He stated that they would like to place them at the southwest corner and the southeast corner of the building located at 795 Kimberly Drive.

Mr. McCormick stated that the structures would be filled with equipment that is needed to pump air into the plant so that NTA can use this equipment as part of their production operation. He stated that NTA wants to do this because managing their own compressed air operation is costly and Air Technologies will do it for a monthly fee.

Mr. McCormick stated that the structures are made out of a material called King Span, which is a metal sheathing with a hardened sponge type of material that is often used in home insulation. He stated that the structures would be 44 feet by 25 feet rectangular and about 14 feet tall.

Mr. McCormick stated that they went to a great deal of effort to try to find a screening solution and it was very expensive. He stated that mature spruce trees fronting the southwest module, in addition to what may be existing, will screen the structure from the street, especially southbound on Kimberly Drive. He stated that there are exhaust hoods on the top that would be screened from view as well. He stated that to maintain aesthetics, and make the modules unnoticeable, the structures will be painted the same color as the plant wall. Mr. McCormick stated that the southeast corner is 330 feet away from Center Avenue, which is on the east side, and there are trees already in place.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked for the Staff Report.

Mr. Farace stated that the applicant is seeking Special Use approval for outdoor activities and operations in the form of two large air compressors to be located at the southeast and southwest corners at NTA Precision Axle. He stated that the structures are 44 ft by 25 ft by 14 feet high, and will have exhaust units on top. Mr. Farace stated that the compressors will be enclosed inside metal panel structures, with metal panels on top to screen the rooftop units.

Mr. Farace stated that, generally, Staff likes to see fencing or a screen wall around outdoor units, however, given the expense of installing the screen walls, and Staff proposed 5 evergreen trees be

installed to screen the unit at the southwest corner. He referred to the site plan stating that the southeast corner will be screened by existing evergreens.

Mr. Farace stated that Staff feels comfortable supporting the request with the combination of the evergreen screening and the structures being painted to match the building, and recommends approval.

Chairman Parisi asked for questions from the Commission. Commissioners Creighton, Meneghini, Spink and Chairman Parisi had none.

Commissioner Petella asked if the new compressors will be quieter than the ones sitting on trailers today.

Mr. McCormick stated that they would.

Mr. Farace stated that the current temporary compressors will be removed.

Commissioner Tucek asked to clarify that the new compressors will be temporary.

Mr. McCormick stated that they are considered temporary because they can be dropped into and lifted out of the structures.

Commissioner Tucek asked if they will be plumbed for the contaminated water/oil run off.

Mr. McCormick stated that they are.

Chairman Parisi asked for a motion to approve the Special Use permit to allow outdoor activities and operations in the form of the installation of air compressors in the I-Industrial District.

Commissioner Petella moved and Commissioner Spink seconded the motion.

The results of the roll call vote were:

Ayes:	6	Commissioners Creighton, Petella, Spink, Meneghini, Tucek, and Chairman Parisi.
Nays:	0	
Abstain:	0	
Absent:	1	Commissioner Christopher

The motion was approved.

This case will go before the Village Board of Trustees on Monday, August 6, 2018, at 7:30 PM for formal approval.

**Case #18-0026 – Wayne Township – 27W031 North Avenue**  
Amendment to a Special Use Permit –  
Government Offices and Related Uses  
Zoning and Sign Code Variations  
North Avenue Corridor Review

Chairman Parisi swore in Brian Armstrong, Attorney for Wayne Township, 105 E Irving Park Road, Itasca, IL, and Randy Ramey, Township Supervisor, 935 Glenlake Drive, Carol Stream, IL, 60188.

Mr. Armstrong stated that they are asking to amend a Special Use permit that was granted in 2016, as well as Zoning and Sign Code variations and North Avenue Corridor Review. He stated that in 2016 the Village and the Township entered into an annexation agreement and concurrently granted a Special Use permit, and variations to remodel and add onto the building.

Mr. Armstrong stated that the previous township board couldn't get the funding to do the large remodel that they wanted to do. He stated that when Mr. Ramey became the supervisor he scaled back the proposed remodel to one third of the original cost, which was approximately \$3,000,000 and is now approximately \$1,000,000, through alternative funding sources. Mr. Armstrong stated that there were plans that were approved as part of the Special Use Permit and as part of the Annexation Agreement, which have since been revised.

Mr. Armstrong stated that the addition proposed at the southeast corner of the building is almost the same as the previously proposed addition, however, the internal structure has changed. He stated that one of the occupants of the building is a food pantry, and the addition at the southeast corner will expand the food pantry and provide more storage, including refrigerators and freezers. He stated there will be private offices for eligibility interviews that can be conducted in private.

Mr. Armstrong stated that there will be another addition at the northwest corner of the building that will expand the senior center with a computer lab, storage, and a small meeting/activity room. He stated that the northwest section was not part of the previously approved plan.

Mr. Armstrong stated that the parking lot design in front of the building will also be changed. He stated that the entrance to the property is on the east side and that the driveway at the west side is an exit only. He stated that there is a significant slope at the exit caused by the widening of North Avenue about 10 years ago, which will be addressed in the future.

Mr. Armstrong stated there is currently a curb area and striped lines on the west side and a small area on the east side of the parking lot that are proposed to be a landscape islands without curbs. He stated that there are currently light poles in the back of the parking lot that will be enclosed and landscaped islands with curbs.

Mr. Armstrong stated that Staff is generally in agreement with the proposal for the building and site plan with the exception of the landscape islands at the front of the building. He stated that Staff is recommending curbed landscape islands at the east entrance and west exit. He stated that the concern the Township has is that it is creating more barriers, especially on the east where there is a tight turn. He stated that the Township is requesting not to have to plant shade trees along the front parking spaces as they will obstruct the view of the new sign that was recently installed.

Mr. Armstrong referred to a photo looking westbound from the east which shows the sign, the property line, the easement, utilities, and the small area where trees could go. He referred to a photo of the west exit looking eastbound which also showed the small area.

Mr. Armstrong stated, again, that the Township would like permission to not have curbs on the front landscape islands and not planting shade trees along North Avenue. He stated that due to the size of the area, shade trees will likely obstruction the view of the sign.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking approval of an amendment to a Special Use permit for a government office and related uses in the R-1 district, along with Zoning and Sign Code variations, and North Avenue Corridor Review. He stated that in 2016, the Village Board adopted ordinances which

annexed the Wayne Township property into the Village, approved an annexation agreement, and granted certain zoning approvals for the Wayne Township government office. He stated that there were a variety of projects that were being proposed at that time. He stated that a majority of the projects did not move forward, but that smaller components did move forward, including connecting to Village utilities. He stated that they are now moving forward with additions to the building, parking, and landscaping modifications. Mr. Farace stated that since the plans were adopted as part of the annexation agreement, an amendment to the annexation agreement has to be approved by the Village Board, which is being worked on at the same time as the zoning approvals.

Mr. Farace stated that the projects are a 2200 s.f. addition at the southeast corner for the food pantry, and an 1100 s.f. addition at the northwest corner for the senior center, as well as the parking lot work being proposed along the front area which would create one way circulation along the front drive aisle and reduce the slope of the west driveway.

Mr. Farace stated that the landscaping modifications would include additional proposed landscaping along the front of the building, a new landscape island at the northwest corner of the building, and new islands in the back of the building around parking lot lights, as well as additional handicapped spaces that will be striped out in conjunction with sealcoating and restriping of the parking lot.

Mr. Farace stated that Staff believes that the project, as a whole is really good, and is supportive. He stated that there were a couple of items that Staff recommends be changed, which include curbed landscape islands instead of just striping that area off. He stated that curbing the area would provide a safer driving environment by separating the parking lot and the drive aisles. He also stated that the other item recommended is that a couple of shade trees be installed along the property fronted in between the proposed boxwood shrubs, but that the parking lot islands are more important from a safety and circulation perspective.

Mr. Farace stated that the zoning code variations that are being requested are to reduce parking lot greenspace are similar to the variations requested in late 2015. He stated that properties along the Corridor require 10% of their parking lots to be greenspace, and this would be about 1.5%, the two additional islands would bring it up to 2%. He stated that there is a requirement to have landscaped islands for every 20 parking spaces, which is not met in the back parking lot, but Staff is comfortable with that variation given the additional islands where the parking lot lights are located and that it is not beneficial to lose parking as this is an existing property.

Mr. Farace stated that there is a point system requirement for landscaping along the North Avenue Corridor, but that this is an existing property that was developed under DuPage County requirements and doesn't meet a lot of the Village's greenspace requirements, therefore Staff is comfortable with reducing the points.

Mr. Farace stated that Staff is supportive of the components with the additional trees and the two landscaped and curbed islands in the front row of parking.

Mr. Farace stated that the requested sign code variation is to allow a ground sign to be closer than five feet of the property line. He stated that there was a sign that was reviewed by the Commission in 2017, to be along the property frontage, and that when the sign was installed, it was partially located within the North Avenue right of way. He stated that the Township was able to shift the sign out of the right of way, but that it is still within the five foot setback area. He stated that if it were to be placed outside of the five foot area they would lose parking spaces.

Mr. Farace stated that Staff is supportive of allowing the sign to remain in place as the sign is a couple of feet from the property line and North Avenue has been widened over the years. He stated that Staff is comfortable with allowing the variation.

Mr. Farace stated that Staff is comfortable with the project and recommends approval of the variations, Special Use amendment and North Avenue Corridor Review with the conditions listed at the end of the Staff Report.

Mr. Ramey stated that there is a row of bushes in front of the building and small trees at each corner of the building, and that with the close proximity of the building to North Avenue, they are proposing to add bushes along the front of the parking spaces. He stated that adding two trees will block the sign as they mature and that the space is not adequate for proper growth. He stated that they would like to propose smaller trees that will stay below the five foot level of their sign.

Mr. Ramey stated that there are 700 seniors who are members of the senior center and there could be as many as 220 onsite when they have meetings. He stated that the curbing at the east entrance would become a hazard when turning in and that he could foresee people running over the curbed island. He stated that the elevation on the west side would be changed to add a retaining wall and it wouldn't allow for a curbed island.

Chairman Parisi asked for questions from the Commission.

Commissioner Creighton asked Mr. Farace to clarify how the amendment to the Special Use is different from the last amendment that was approved.

Mr. Farace stated that the additions and parking lot have changed.

Mr. Ramey stated that the parking lot is already angled parking

Commissioner Creighton asked at what point an annexed property is held to Corridor standards, and if that point would be when it changed hands.

Mr. Farace stated that it would depend upon what the property could physically do. He stated that a property may not meet the requirements because it may not have been built to meet the requirements. He stated that variations can be granted in these instances.

Commissioner Meneghini stated that he understands the curbing on the south side of the building for the landscape and asked Mr. Farace the purpose of curbing into the northeast entrance.

Mr. Farace stated that it is to delineate the entrance area from the parking spaces and it is common to have a landscaped island as a barrier. He stated that this island does not protrude into the drive aisle and that it would be a typical six inch curb.

Commissioner Spink stated that she could see how it could be a problem, especially in the winter with 700 seniors coming and going, and suggested bollards with landscaping where the curb is suggested, because it could be seen.

Mr. Ramey stated that there is angled and striped parking in the lot and staff parks in front, as do people who come in for services. He stated that the back part is for food pantry, general assistance and the assessor, the seniors are to the south and west. He stated that a bollard would entail running electricity.

Clarification was made that it would be a concrete bollard.

Mr. Ramey stated that the State has already curbed the drive coming in to the property line, which is where the parking lot flattens out. He stated that arrows would be painted for directional flow, the first space isn't open because there is already a parking space designated, and that if a turn is not properly made, the driver would be going over a six inch curb or bollard. He also stated that a snow plow would knock over a bollard in the winter or cover it with snow making it unseen.

Commissioner Spink asked if trucks come through the lot.

Mr. Ramey stated that trucks go straight back to the current food pantry, then come around and exit the western exit, and don't go to the front of the building.

Commissioner Petella stated that he agrees that the shade trees along North Avenue would obstruct the sign and asked when the sign was moved and where the landscaping was.

Mr. Ramey stated that the sign was moved right after the sign was installed, and that the previous agreement allowed for the landscaping to be installed after the parking lot was finished, but they have beautified the area in the meantime.

Commissioner Tucek stated that it doesn't make sense to try to make this property fit into the North Avenue Corridor, and that low maintenance, high salt bushes make sense.

Commissioner Tucek stated that the curbing might be a detriment, not only as a driving hazard, but also as a trip hazard, and asked if, during the reconstruction of the parking lot, it would be possible to use the same material that is used for handicapped people.

Chairman Parisi stated that it was a detectable warning surface, and it would not hold up during winter as a plow would tear it up.

Commissioner Tucek stated that the plows will throw snow close to the parking lot, over the island on the east side and the south side.

Mr. Farace stated that what islands often are for.

Chairman Parisi asked Mr. Farace for information regarding the appearance of the addition in conjunction with the North Avenue Corridor Review.

Mr. Farace stated that the building would be the same masonry material as the existing building and coping will match what is existing on the top of the building. He stated that there will be a canopy on the back of the building near the rear entrance.

Chairman Parisi stated that he agrees with Staff on the curbing. He stated that he sees an issue when entering eastbound, that it is a sharp turn, and that it would take skills to pull in and park in the first spot. He stated that the curb would benefit in the event of a car parking in the first space and another incoming car having difficulty with the sharp turn. He suggested a curb higher than a six inches.

Chairman Parisi asked Mr. Farace if, in order to meet points, the landscaping could be anywhere on the property or if it has to be balanced in the islands.

Mr. Farace stated that it is the whole property is taken into account in the point total.

Mr. Ramey stated that there is landscaping proposed for the area around the flagpole.

Mr. Farace stated that because the site is restricted on size, they are not physically able to meet the point requirement, and that Staff is comfortable with that.

Chairman Parisi stated that the previous recommendation is acceptable as long as there is an intent to beautify the North Avenue side with landscaping, that decorative landscaping would be acceptable, and shade trees are not necessary.

Chairman Parisi asked Mr. Farace to clarify the setback for signs in the North Avenue Corridor is five feet.

Mr. Farace stated that is correct.

Chairman Parisi asked how the sign was going to be landscaped when the parking lot is redone, as an island will have to be created and parking spaces may be lost.

Mr. Ramey stated that there will be a small angle change of the parking lot, starting at the eastern entrance, which is on the property line, which will come out further, and straighten out.

Chairman Parisi stated that the landscaping around the sign would be very tight, and if it went to the graphic proportion of the image, the transfer area of the handicapped space would be compromised.

Mr. Ramey stated that they are looking at the design and that they may lose that space.

Chairman Parisi stated to Mr. Farace to note that as a condition when the parking lot design is submitted.

Mr. Farace stated that there may be enough space for clearance.

Chairman Parisi stated that they may be able to get creative with the space.

Chairman Parisi asked for a motion to approve an amendment to a Special Use permit for government office related uses in the R-1 District.

Commissioner Petella moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Petella, Spink, Meneghini, Tucek and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion was approved.

This case will go before the Village Board of Trustees on Monday, August 20, at 7:30 PM for formal approval.

Discussion took place regarding landscaping along the property frontage and curbing of the front islands.

Chairman Parisi asked for a motion to make a modification to Staff recommendation to allow additional bushes, 5 feet or less, in lieu of shade trees along the North Avenue property frontage.

Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Spink, Meneghini, Tucek, and Chairman Parisi.

Nays: 1 Commissioner Creighton

Abstain: 0

Absent: 1 Commissioner Christopher

The motion was approved.

This case will go before the Village Board of Trustees on Monday, August 20, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to modify Staff recommendation to not provide curbs around the landscape islands at the ends of the parking row along North Avenue.

Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 3 Commissioners Petella, Meneghini, Tucek.

Nays: 3 Commissioner Creighton, Spink, Chairman Parisi.

Abstain: 0

Absent: 1 Commissioner Christopher

The motion tied.

This case will go before the Village Board of Trustees on Monday, August 20, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion for a variation to the Sign Code to allow a ground sign to be located closer than five feet to the lot line.

Commissioner Spink moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Petella, Spink, Meneghini, Tucek,

Nays: 2 Commissioner Creighton and Chairman Parisi

Abstain: 0

Absent: 1 Commissioner Christopher

The motion was approved.

Chairman Parisi asked for a motion to approve the North Avenue Corridor Review.

Commissioner Creighton moved and Commissioner Tucek seconded the motion.



The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Petella, Spink, Meneghini, Tucek, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion was approved.

Chairman Parisi asked for a motion to close public hearing,

Commissioner Creighton moved and Commissioner Petella seconded the motion to close Public Hearing.

The motion was passed by unanimous vote.

**PRESENTATION:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**

At 9:15pm Commissioner Creighton moved and Commissioner Spink seconded the motion to adjourn the meeting.

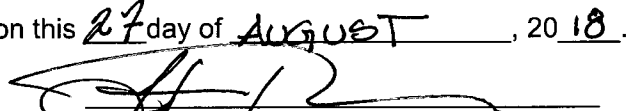
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
Jane Lentino  
Community Development Secretary

Minutes approved by Plan Commission on this 27 day of AUGUST, 2018.

  
Chairman